

Message Text

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ACTION EA-09

INFO OCT-01 ISO-00 EB-07 /017 W
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P R 140850Z MAY 76
FM AMEMBASSY SINGAPORE
TO USDOC WASHDC PRIORITY
INFO SECSTATE WASHDC 5306

UNCLAS SINGAPORE 2417

FOR BIC/OIM/MOORHOUSE

E.O. 11652: N/A

TAGS: BEXP

SUBJECT: ESTIMATED COSTS TRADE CENTER RELOACTION

1. NEGOTIATIONS ON NEW PREMISES RESULTED IN PROBABLE FINAL
RETNAL FIGURE OF \$211,000 PER YEAR ON THREE YEAR LEASE.
AT CURRENT RATE OF EXCHANGE THIS IS US \$85,200. FUTHER
NEGOTIATIONS WOULD ENTAIL QUESTION OF ACCESS DATE VERSUS
FIRST RENTAL PERIOD. MAY BE POSSIBLE GAIN ACCESS
JULY 1 WITH RENT BEGINNING 60-90 DAYS LATER.

2. COST-FREE OPTION ON NEW PREMISES EXPIRES MAY 21
DEPOSIT OF THREE MONTHS RENT (\$21,000) AT THAT TIME WILL
SECURE PREMISES PENDING FINAL LEASE APPROVAL.

3. NEGOTIATIONS PRESENT LANDLORD INDICATE PROBABLE RELEASE
FROM PRESENT LEASE ON DECEMBER 31. THIS WOULD PERMIT
DE-OBLIGATION \$15,000 IN FY 76 FUNDS FOR JANUARY -MARCH
77 QUARTER, ALREADY OBLIGATED. THIS WOULD PROVIDE MORE
THAN ENOUGH TO REINSTATE PRESENT PREMISES.

4. REVIEW OF CONSTRUCTION BID ALREADY IN HAND FROM DESIGN
DYNAMICS RESULTS IN FOLLOWING ESTIMATES OF COST WHICH
COULD BE OBLIGATED BY JUNE 30.

PRESENT BID OF \$50,200 IS FIRM. AFTER DETAILED REVIEW,
CHAPMAN RECOMMENDS INCREASING BUDGET AS FOLLOWS:
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ADD \$2000 TO INCREASE ELECTRICAL CAPACITY FROM 60KVA

TO AT LEAST 100 KVA. ADD \$2000 TO UPGRADE CARPET IN ITEMS 8, 26 AND 27 FROM \$10.80 U.S. PER SQUARE YARD NOW PLANNED. ADD \$1200 IS FOR MOVING AND RENOVATING NOT REPLACING). ADD T.Q. BUDGET OF \$5000 FOR CONTINGENCIES, NOT TO BE SHOWN IN CONTRACT, WHICH WOULD CONTAIN \$4000 PER ITEM 39 OF BID.

NEW TOTAL WOULD BE \$56,200 PLUS \$5000 CONTINGENCY.

5. MAY ALSO NEED TO PAY \$800 FOR DESIGN DYNAMICS ALREADY COMPLETED DESIGN CONCEPT AND DRAWINGS IF THESE ARE USED TO OBTAIN COMPETITIVE BIDS. TIME FRAME PERMITS COMPETITIVE BIDS ONLY ON THIS BASIS.

6. AMOUNTS WHICH CAN BE OBLIGATED BY JUNE 30 ARE THUS \$56,200 FOR CONSTRUCTION, \$21,000 FOR RENT DEPOSIT AND \$800 FOR DESIGN, OR TOTAL OF \$78,000. THIS AMOUNT WITHIN PRESENT PROGRAMMED TOTAL.

7. TC NEEDS APPROVAL BEFORE MAY 21 TO ACT BEFORE OPERABLE FY DEADLINES AND TO SECURE PREMISES.

8. DESIGN DYNAMICS ESTIMATES TWO AND HALF MONTHS CONSTRUCTION TIME. THIS ESTIMATE CONSIDERED RELIABLE. IF CONTRACT LET BY JUNE 30, TC COULD MOVE OCTOBER 1 AND HAVE A MONTH TO PREPARE FOR EARLY NOVEMBER SHOW. PREVIOUS SHOW ENDS SEPTEMBER 10, ALLOWING AMPLE MOVING TIME.
HOLDRIDGE

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